

## Mission-Garin Area Annexation Study: Estimated Dwelling Unit (DU) Potential

The study area comprises approximately 426 acres. This estimate of development potential excludes parcels/areas totaling approximately 120 acres within the study area that are owned by the State (38 acres) or that are considered as developed or rural home sites with little potential for subdivision due to size, slope, earthquake faults, etc. (82 acres).

Parcel/Area (owner name)	Parcel Acreage	MAXIMUM POTENTIAL DWELLING UNITS					STAFF RECOMMENDATION
		ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C	ALTERNATIVE D	ALTERNATIVE E	
Christiansen	11.8	6	51	25	25	1	1
Angelo	7.5	2	22	30	30	0	1
Garin (Pistol Range)	15.1	5	40	55	41	1	1
Tomanek	4.8	2	16	22	22	0	1
Clanton	32.2	3	23	11	11	1	3
Ersted	16.7	7	58	80	80	80	115
La Vista Quarry <sup>1</sup>	157.1	27	232	321	321	5	16
Warren (West) <sup>2</sup>	11.4	1	1	57	20	1	0
Warren (Garin Vista)	35.5	11	92	127	127	2	115
McKenzie	8.9	5	44	60	60	1	54
Clearbrook Partnership	5.3	5	5	13	13	0	13
<b>TOTALS:</b>	<b>306.4</b>	<b>74</b>	<b>584</b>	<b>801</b>	<b>750</b>	<b>92</b>	<b>320</b>

<sup>1</sup>Consists of the following parcels/areas: Lynch/East Bay Excavating Co./Warren (North)/Warren (Central)/DeSilva Group

<sup>2</sup>Consists of 11.4 acres in the western portions of the Warren (Garin Vista) and Warren (Central) properties that are shown on the map in Exhibit D.